

## **FACTSHEET**

**TITLE:** **SPECIAL PERMIT NO. 1992, EDENTON WOODS COMMUNITY UNIT PLAN**, requested by Engineering Design Consultants on behalf of Caseyco, for 46 single-family and attached single-family units, with a request to waive the minimum lot area, on property generally located northeast of the intersection of Ashbrook Drive and Highway 2 (adjacent to the west of the former Pine Lake S.I.D.).

**STAFF RECOMMENDATION:** Conditional approval.

**ASSOCIATED REQUESTS:** Annexation No. 03004 (04-52); Annexation Agreement (04R-56); Change of Zone No. 3387 (04-53); and Preliminary Plat No. 02023, Edenton Woods (04R-58).

### **FINDINGS OF FACT:**

1. This community unit plan and the associated annexation request, change of zone request and preliminary plat were heard at the same time before the Planning Commission.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-6, concluding that, with modifications to the community unit plan and preliminary plat, the development proposal complies with the Zoning Ordinance, the Land Subdivision Ordinance and the Comprehensive Plan.
3. These applications were heard by the Planning Commission on July 9, 2003. The applicant's testimony is found on p.8-9, with requests for amendments to the conditions of approval on the associated preliminary plat.
4. There was no testimony in opposition.
5. On July 9, 2003, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval. There were no amendments to the conditions of approval on the community unit plan. The conditions of approval are found on p.6-7.
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 07/09/03  
Administrative Action: 07/09/03

**RECOMMENDATION:** Conditional Approval (7-0: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward voting 'yes'; Schwinn absent).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** March 15, 2004

**REVIEWED BY:** \_\_\_\_\_

**DATE:** March 15, 2004

**REFERENCE NUMBER:** FS\CC\2004\SP.1992

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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for July 9, 2003 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**\*\*As Revised by Planning Commission: 7/09/03\*\***

**P.A.S.:** -Annexation #03004 - To annex approximately 13.3. acres.  
-Change of Zone #3387 - From AGR to R-3  
**-Special Permit #1992** - For a Community Unit Plan (CUP) for attached and detached single-family residences.  
-Preliminary Plat #02023 Edenton Woods - Creates 46 lots for residential development, and five outlots.

**PROPOSAL:** To develop an approximately 13 acre parcel to accommodate 46 lots for single-family and attached single-family residential units.

**LOCATION:** Northeast of the intersection of Ashbrook Drive and Highway 2 (adjacent to the west of Pine Lake S.I.D.)

### **WAIVER REQUESTS:**

1. Minimum Lot Area.
2. Turn-arounds for private roadways.
3. Lot lines not radial to roadways.
4. Double-frontage lots.
5. Intersection approach grades.
6. Sidewalks.
7. Block length.

**LAND AREA:** Approximately 13.3 acres.

**CONCLUSION:** With modifications, these requests comply with the Zoning and Land Subdivision Ordinances, and the Comprehensive Plan.

## RECOMMENDATION:

Annexation #03004

Conditional Approval

Change of Zone #3387

Approval

**Special Permit #1992**

**Conditional Approval**

**Waiver:**

**Minimum Lot Area**

**Approval**

Preliminary Plat #02023

Conditional Approval

Waivers:

Turn-arounds for private roadways

Denial

Lot lines not radial to roadways

Approval

Double-frontage lots

Approval

Intersection approach grades

Approval

Sidewalks

Approval

Block length

Approval

## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached.

**EXISTING ZONING:** AGR Agricultural Residential

**EXISTING LAND USE:** Undeveloped

## **SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-1, P
South:	Undeveloped	AGR
East:	Residential	AGR
West:	Church	AGR

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F25** - This site is designated for urban residential land uses in the Land Use Plan.

**Page F27** - Urban Growth Tiers - This site is within the City's Future Service Limit.

**Page F156** - Subarea Planning - Southeast Lincoln/Highway 2 Subarea Plan.

**Southeast Lincoln/Highway 2 Subarea Plan:**

**Figure 2** - Designates urban residential uses for this site.

**UTILITIES:** All utilities are available to the site. The trunk sewer line constructed to serve this development is also being extended to connect the Pine Lake S.I.D. and provide that development with sanitary sewer service.

**HISTORY:**

**May 30, 2003**, the preliminary plat was re-submitted in response to the Director's Letter.

**November 13, 2002**, the Director's Letter review was sent to the applicant.

**October 15, 2002**, the preliminary plat was originally submitted.

**March 26, 2001**, the Southeast Lincoln/Highway 2 Subarea Plan was approved by City Council.

**TRAFFIC ANALYSIS:** The Subarea Plan shows Ashbrook Drive extended to Highway 2. A portion of the extension will be constructed with this plat, and the City is facilitating the design of the remainder of the extension to provide the connection to Highway 2. A street connection to Pine Lake S.I.D. via Northshore Drive is also shown. Ashbrook Drive and Northshore Drive within the boundary of this plat are public streets; Bo Creek Bay and Bo Creek Court are shown as private roadways.

**ENVIRONMENTAL CONCERNS:** This development is downstream of the Pine Lake dam structure. A dam breach analysis was required to be completed to ensure this development was not creating lots that may be threatened by failure of the dam. Also, preservation of the existing trees and the drainage channel through the site was a concern.

**ANALYSIS:**

1. This area is contiguous to the city and the proposed annexation is in conformance with the Comprehensive Plan. It is within the Future Service Limit, and the developer's financial responsibility regarding off-site infrastructure improvements will be addressed in the annexation agreement.
2. The special permit for a community unit plan is consistent with the subarea plan that designates urban residential uses for this site, shows the street connection to Northshore Drive, and provides for the eventual extension of Ashbrook Drive to Highway 2.
3. The waiver to minimum lot area will allow for some of the lots to be smaller than the 5,000 square foot minimum required in the R-3 district when associated with a CUP. Generally, these lots will be used for attached single-family residences. The remaining lots are for detached residences, and the majority of them exceed 6,000 square feet in area. Providing a mix of housing types is encouraged, and this waiver will facilitate that and should be granted. The average lot area including open space exceeds the minimum lot area of the R-3 district.
4. A waiver to turn-arounds was requested, and pertains to Bo Creek Bay and Bo Creek Court. However, the Design Standards do not include a specific requirement that turn-arounds be provided for private roadways so a waiver is not required. But recognizing the need for all

vehicles including emergency responders to be able to turn around at the end of a street without either backing-up or pulling into a driveway, a minimum 30' radius turn-around is recommended. The plat shows hammerhead turn-arounds at the ends of both streets, but should be revised to show 30' radius cul-de-sacs.

5. A waiver to lot lines not radial to streets is requested to facilitate the construction of attached residences. This affects only Lots 15 and 16, Block 1 and is appropriate.
6. The proposed layout preserves the existing drainage through the site and backs homes onto it. This means the street serving Lots 11-16, Block 2 is placed on the east side of the lots. The result is that the adjacent lots in Pine Lake S.I.D. become double-frontage lots. Given the choice of having the street along the drainage or as shown, the proposed location is more appropriate. However, as the back yard of the existing residences in Pine Lake S.I.D. will abut this street, it's appropriate that it be screened to mitigate the impact of automobile traffic. The position of the private roadway would allow the abutting lots in Pine Lake to subdivide and use the private roadway as access to the new lots.
7. The connection to Northshore Drive is shown, and extends to Ashbrook Drive. Constructing this connection means utilizing existing grades that are established within Pine Lake, and they do not allow for compliance with current Design Standards without significant fill on lots within the S.I.D. A waiver to Design Standards has been requested, and Public Works is recommending approval.
8. A waiver to block length is requested, and applies to Block 1. The property adjacent to the west is owned by the Berean Church, and staff has been informed by the Church that there are future plans to expand the church. This expansion will be accompanied by an expanded parking lot that will eventually extend up to the west boundary of this plat. The likelihood of any future street extending across the Church property is remote, so the need to provide a street connection to the west through this development is eliminated. Likewise for a pedestrian connection through Block 1 to the Berean Church property, as there is no need to provide a pedestrian connection to a private parking lot. As a result, waivers to both block length and pedestrian connection are appropriate.
9. A request to waive the sidewalk along the east side of the private roadway adjacent to Pine Lake S.I.D. is also requested - a sidewalk along the west side is being provided. If the adjacent lots in the S.I.D. were to be subdivided, the sidewalk should be provided. However, given the location of the residences on the lots in Pine Lake, it is unlikely those lots can be subdivided and homes would face upon the private roadways. Additionally, there are not sidewalks within Pine Lake S.I.D., so there will be no sidewalk connection east of the intersection of Northshore Drive and the private roadway at this time. However, in the event sidewalks are constructed in the future, the sidewalks shown along Northshore Drive within this plat must be extended to the east boundary of the plat.
10. This development is located adjacent to Pine Lake S.I.D., and west of the Pine Lake dam structure. It is important that this development take into account the existence of the dam, and be designed to account for a failure of that structure. As a result, the developer was required

to perform a breach analysis to simulate a dam failure to ensure that this development would not be creating lots that are potentially in harms way, and that it would not intensify flooding downstream during such an event.

During the review of this project, several issues relating to drainage and the breach analysis were raised that must be addressed. The attached reviews from Public Works and Utilities and Watershed Management note these deficiencies. These items must be addressed to the satisfaction of Public Works and Utilities prior to these applications being forwarded to the City Council. This will include the plat being revised to show the dam spillway, no portion of any lot within the 100-year floodplain, and the minimum opening elevations for all lots adjacent to any drainage area. The lot layout may need to be further revised depending upon how the noted deficiencies are addressed.

## **CONDITIONS:**

### **Special Permit #1992**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

1.1.1 A 6' tall fence screen along the east boundary of the CUP for the extent of the private roadways.

1.1.2 Indicate the width of the access easement where the private roadways and sidewalk are located.

1.2 A revised landscape plan that includes a note stating "OUTLOTS A, B, AND C TO BE MAINTAINED BY THE DEVELOPER OR FUTURE HOMEOWNERS ASSOCIATION."

2. This approval permits 46 single-family and attached single-family units with a waiver to minimum lot area.

#### General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies and the plans are acceptable.

3.2 The construction plans shall comply with the approved plans.

3.3 Final Plats shall be approved by the City.

4. The following conditions are applicable to all requests:

- 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP  
Planner

June 26, 2003

**APPLICANT**

**OWNER:** Caseyco  
c/o Pat Mooberry  
225 North Cotner Blvd  
Lincoln, NE 68505

**CONTACT:** Robert Dean  
EDC  
2200 Fletcher Avenue Suite 102  
Lincoln, NE 68521

**ANNEXATION NO. 03004;  
CHANGE OF ZONE NO. 3387;  
SPECIAL PERMIT NO. 1992, EDENTON WOODS  
COMMUNITY UNIT PLAN;  
and  
PRELIMINARY PLAT NO. 02023, EDENTON WOODS**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

July 9, 2003

Members present: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward; Schwinn absent.

Staff recommendation: Approval of the annexation, subject to an annexation agreement; approval of the change of zone; and conditional approval of the community unit plan and preliminary plat.

Ex Parte Communications: None.

Proponents

**1. Mark Hunzeker** appeared on behalf of **Caseyco**, the developer. This project had its origins with some sewer line extensions several years ago up the Beal Slough watershed along Pine Lake Road, through the Home Depot site and up to serve the Edenton South area, Parker's Landing. It is a 13-acre project and four acres is open space, consisting of a 46-unit mixed duplex/townhome and single family home project. There has been a lot of effort to preserve the drainageways and open space. The applicant has no objections to any of the conditions of approval on the community unit plan.

With regard to the preliminary plat conditions, Hunzeker noted that Condition #1.1.3 requires that no portion of any lot within this subdivision be within the 100-year storm elevation or the area subject to inundation by a dam breach. The dam breach study has been done and a lot was eliminated to deal with that. But the 100-year storm elevation as it affects the draw that runs down between the units running north and south between Northshore Drive does create a bit of a problem. Hunzeker pointed out that it is not a requirement of the subdivision ordinance or design standards to keep all of every lot out of the 100-year storm elevation. This is not a designated floodplain. We have calculated a 100-year storm water flow elevation, but virtually every lot in town in the 100-year storm event will have water running on the lot because virtually every subdivision is designed for surface water drainage along lot lines. So there will always be some water in a 100-year storm on virtually every lot. Minimum building opening elevations have been provided on the plat. In order to eliminate any portion of any of these lots being under that 100-year storm elevation, they would have to either reduce the dimensions of the lots which will affect the buildable area, or they will have to do additional grading, which may affect the trees which they are working hard to preserve. This is an unnecessary requirement that is not required by the design standards and Hunzeker requested that Condition #1.1.3 be deleted.

Condition #1.1.5 requires that Bo Creek Bay and Bo Creek Court (the private roadway on the east edge) end in a 30' radius cul-de-sac. Again, Hunzeker pointed out that this is not a design standard



requirement. Large vehicles cannot turn around in a 30' radius. This only affects 5 units on the south side and 7 units on the north side, so the distance to back up is very short. The additional concrete to do a 30' radius cul-de-sac simply chews up green space. Hunzeker believes that the turnarounds will be more than adequate for the residents. Therefore, he requested that Condition #1.1.5 also be deleted.

Bills-Strand noted that Bo Creek Court looks like it ends with a lot on the end of it. So basically it is almost like a private roadway that you have to back out of. Hunzeker stated that there is a turnaround at the end. In order to build a 30' radius cul-de-sac, they would have to pull Lot 17 further to the north. Hunzeker believes it is unnecessary and not required by the design standards. It is additional green space covered up that we want to keep. The roadway is a normal residential street width, 27' back of curb to back of curb, in an outlot that is 60' wide, which is the standard street right-of-way

Carlson asked Hunzeker to again discuss Condition #1.1.3. Hunzeker pointed to the map and suggested that if they are required to keep every square inch of every lot outside the 100-year storm water elevation, they will have to do one of two things: 1) add fill to the back of each of those lots (which possibly would require removal of trees to construct a retaining wall); or 2) shorten up those lots, which is possible under the CUP, but if you shorten up those lots, it affects the buildable area of the lot. The intent is to maintain the trees and keep as much room there as possible for the construction of nice homes.

Hunzeker further pointed out that the applicant must resubmit a grading and drainage plan to the satisfaction of Public Works to address some of the other issues. The applicant has provided for the minimum elevation on any building opening on the lots, and Hunzeker believes there is sufficient elevation difference between the private roadway and the back of those lots to allow walkout basements. In any event, they do have a minimum elevation set and it is included in the plat and will be passed onto the builders.

Larson asked whether Hunzeker was proposing to shorten Lots 15 and 16. Hunzeker stated that they do not want to change them at all. He believes that the proposal as submitted contains the 100-year storm adequately. It may be the case that there will be a little bit of water along the rear property line during the 100 year storm event.

Steward suggested an alternative to the 30' radius, i.e. an L or something approaching a T configuration. It seems that would suggest that you lose Lot 16 or else it would cause a reconfiguration of the widths in order to get a pull-in/back-up condition. Hunzeker commented that the idea of the "hammerhead" turnarounds is to be able to drive in, back up and drive out. But you cannot do that with a truck and that is Steward's concern. Hunzeker suggested that for these distances, most of the time they are going to back out anyway.

There was no testimony in opposition.

Steward clarified that the two issues are the 100-year storm delineation area and the turnaround. With regard to Condition #1.1.3, Chad Blahak of Public Works & Utilities, agreed that there will be flow on any lot, but in this case it appeared by the calculations provided on the plan that the 100-year pool elevation behind the culvert was going to be settling on top of the lots, and that was the issue.

However, given the situation and the green space and trees, and the fact that it is not a requirement of the design standards, Public Works would be willing to eliminate that condition.

With regard to Condition #1.1.5 and the 30' radius, Brian Will of Planning staff indicated that this requirement is a means to provide some method of turnaround for vehicles, including trafficking cars as well as emergency vehicles. Chad Blahak of Public Works further responded that there is not a specific design standard that references private roadways; however, the standards for public roadways that have this type of turnaround specifically state that no direct access will be taken from this type of hammerhead turnaround. Staff would prefer the 30' turnaround.

Steward had offered a possible alternative--rather than this very shallow hammerhead, that, if possible, at least one leg of the turn be made so that you could make a complete turn, back up and come back out the roadway. It probably means losing or decreasing Lot 16, and then below Lot 9, it would seem almost possible, depending on the grade elevation, without any affect on the property. He is looking for an alternative that gives them something more than taking 30'. Blahak suggested that they could make one leg longer but they still have to back up somewhere. If it's a truck, it will need a longer leg on the other side as well. The 30' radius gives you 60 feet across, so you would have the opportunity with a truck to maneuver around better with the 30' radius.

Carlson inquired about the elevation line that would potentially have water being stored on it. Blahak did not have the information available, but during the course of the review by Public Works, their flood elevation at that point put it back into the lots.

Carlson asked whether there has been any contact with the Pine Lake Neighborhood. Brian stated that they were notified and did not comment.

#### Response by the Applicant

Hunzeker does not believe the water is going to encroach very far onto those lots.

Rick Onnen of Engineering Design Consultants discussed the amount of water that will be on the lots and stated that the calculated flow through the channel in a 100 year event would run 2.0 to 2.5 feet deep. 10-12 feet of the rear of the lots would be affected. The contours shown on the map in the staff report are the existing contours.

With respect to the turnarounds, Hunzeker stated that it is not as if this is something that is impossible to meet. It is simply not a requirement and one which we would prefer not be made. With the minimum number of lots being served, he requested relief from Condition #1.1.5. It may be appropriate to require, and suspects that there may be a design standard change coming forward in the future.

Hunzeker also explained that the lots facing the private roadway will be single family patio homes. Thus, Steward commented that more than likely we are not looking at an extra automobile demand on each property.

**ANNEXATION NO. 03004**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

July 9, 2003

Bills-Strand moved approval, subject to an annexation agreement, seconded by Duvall and carried 7-0: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward voting 'yes'; Schwinn absent.

**CHANGE OF ZONE NO. 3387**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

July 9, 2003

Larson moved approval, seconded by Duvall and carried 7-0: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward voting 'yes'; Schwinn absent.

**SPECIAL PERMIT NO. 1992**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

July 9, 2003

Taylor moved to approve the staff recommendation of conditional approval, seconded by Bills-Strand and carried 7-0: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward voting 'yes'; Schwinn absent.

**PRELIMINARY PLAT NO. 02023**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

July 9, 2003

Duvall moved to approve the staff recommendation of conditional approval, with amendment deleting Condition #1.1.3 and Condition #1.1.5, seconded by Bills-Strand.

Taylor is not convinced that Condition #1.1.5 should be deleted.

Taylor made a motion to amend to retain Condition #1.1.5, seconded by Steward.

Bills-Strand is struggling with such a small turnaround. If you have 20 people over and 20 extra cars, how are they going to turn around adequately to get back out without a lot of congestion? She believes it might be a problem for the residents.

Larson suggested that rather than a 30' radius, he thinks they could construct L's there by moving Lot 17 north a little bit and putting the L to the west. He would prefer that rather than the 30' radius circle.

Carlson suggested the motion could be amended to provide turnarounds to the satisfaction of Public Works and the discussion could continue at City Council.

Larson moved to amend the motion to amend to provide adequate turnarounds at the end of Bo Creek Bay and Bo Creek Court to the satisfaction of Public Works, in replacement of the 30' radius, seconded by Bills-Strand.

This amendment was accepted by Taylor as his motion to amend Condition #1.1.5.

Steward stated that he is not so concerned about the convenience or inconvenience of the persons living on the private roadway. He is more concerned about the congestion at Northshore Drive with backing vehicles when many of the other property owners are trying to come to Northshore. It is irresponsible to not provide better opportunity for emergency vehicles.

Motion to amend Condition #1.1.5, to provide turnarounds at the ends of both Bo Creek Bay and Bo Creek Court to the satisfaction of the Public Works Department, carried 7-0: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward voting 'yes'; Schwinn absent.

Main motion, as amended, deleting Condition #1.1.3 and amending Condition #1.1.5, carried 7-0: Carlson, Duvall, Larson, Krieser, Bills-Strand, Taylor and Steward voting 'yes'; Schwinn absent.

# RY PLAT & C.U.P.

## DEVELOPER

BLVD.

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## INDEX

1. COVER SHEET/ SITE PLAN
2. GRADING/ DRAINAGE PLAN
3. STREET PROFILES
4. LANDSCAPE PLAN

## LEGAL DESCRIPTION

### PRELIMINARY PLAT & C.U.P. BOUNDARY

LOT 76, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE: S89°57'52"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2,064.27' TO THE POINT OF BEGINNING; THENCE: S89°57'52"E, A DISTANCE OF 591.63', THENCE: S00°06'58"W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, A DISTANCE OF 1080.00', THENCE: N52°06'58"W, A DISTANCE OF 162.00', THENCE: N79°42'41"W, A DISTANCE OF 218.50', THENCE: N89°53'02"W, A DISTANCE OF 151.00', THENCE: S36°01'38"W, A DISTANCE OF 166.24', THENCE: N00°06'58"E, A DISTANCE OF 1076.00' TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE POINT OF BEGINNING, CONTAINING 47 LOTS, 5 OUTLOTS, AND A CALCULATED AREA OF 13.296 ACRES MORE OR LESS.

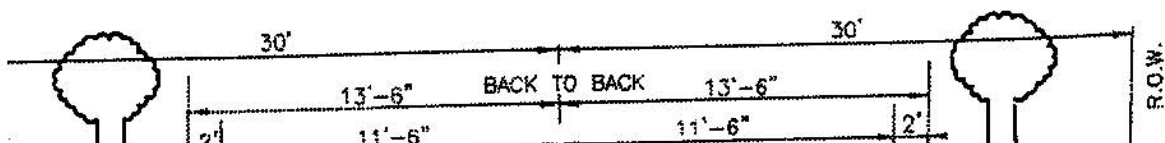
## SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE

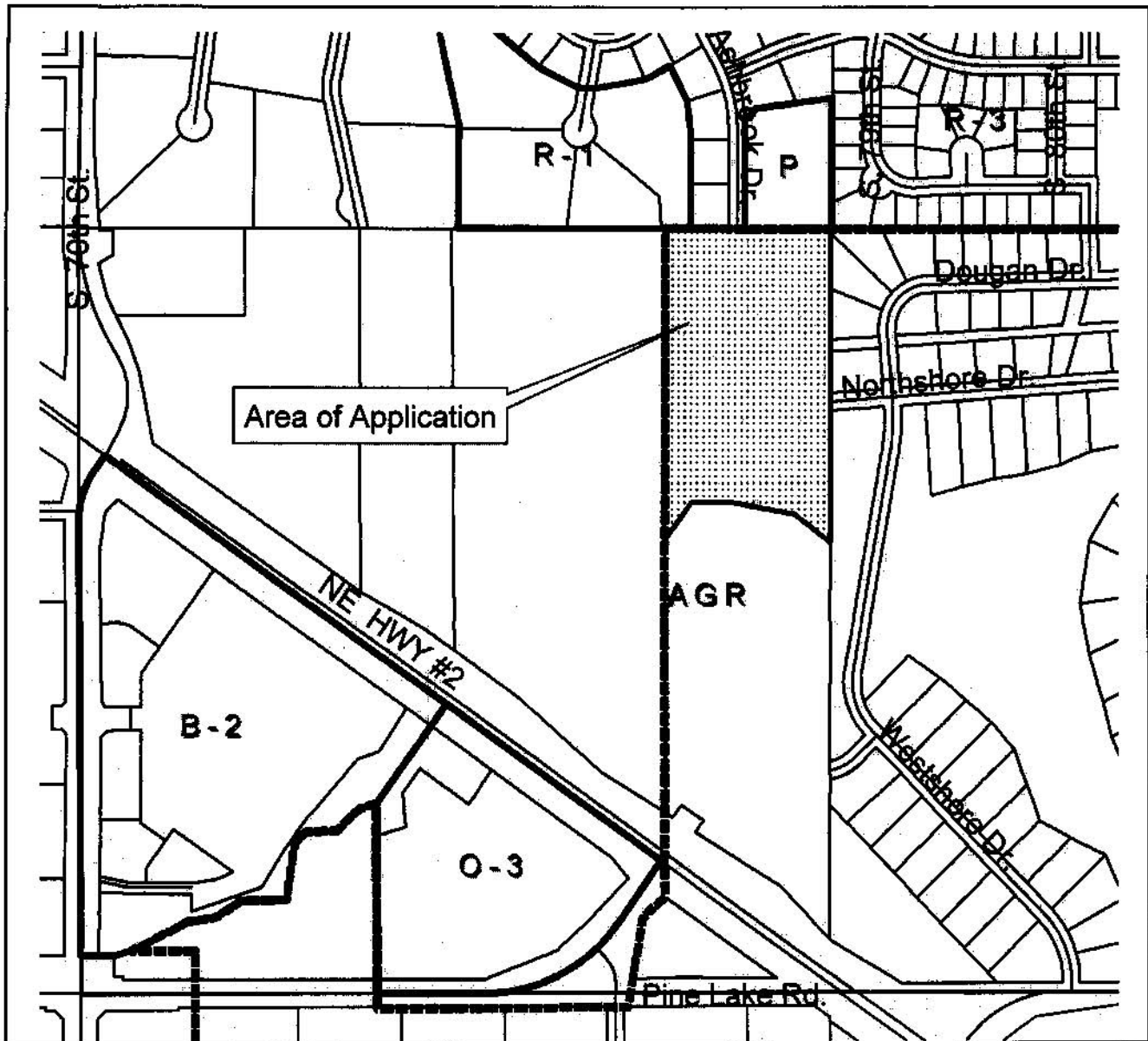
R. RUSSELL ORR L.S. NO. 516

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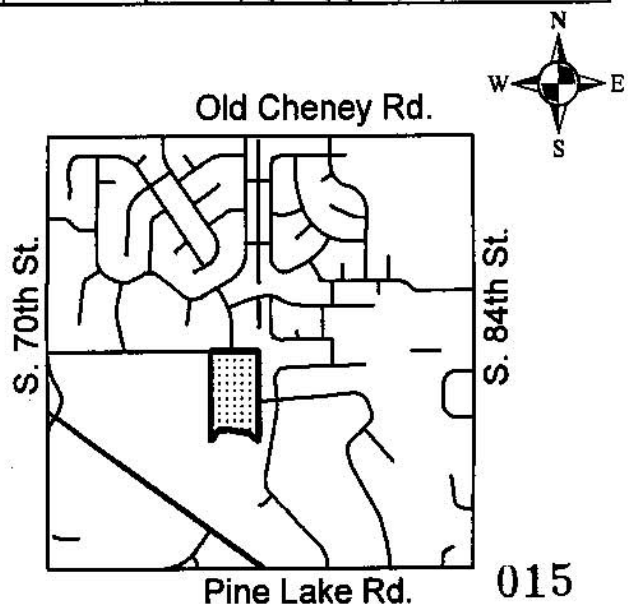


**Preliminary Plat #02023**  
**Change of Zone #3387**  
**Special Permit #1992**  
**Annexation #03004**  
**Edenton Woods**  
**Ashbrook Dr. & Northshore Dr.**

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

**One Square Mile**  
**Sec. 15 T9N R7E**



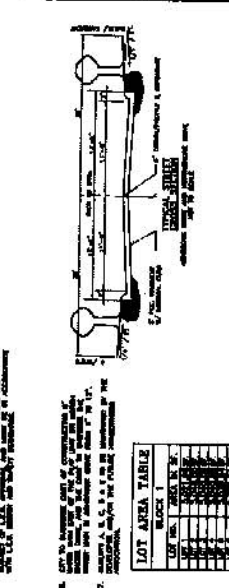


# EDENTON WOODS PRELIMINARY PLAT & C.U.P.

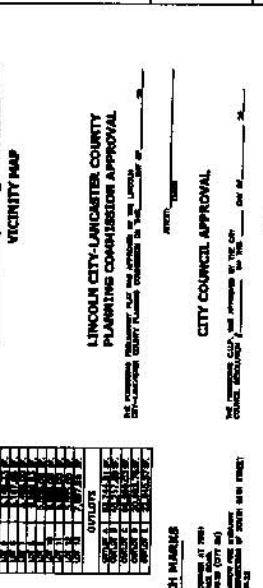
**ENGINEER:** [Name]  
**OWNER/DEVELOPER:** [Name]  
**PROJECT:** [Name]  
**DATE:** [Date]

**LEGAL DESCRIPTION:**  
 [Detailed description of the property, including lot numbers, block numbers, and surrounding streets.]

**SURVEYOR'S CERTIFICATE:**  
 [Statement from the surveyor regarding the accuracy of the plat and the compliance with local regulations.]

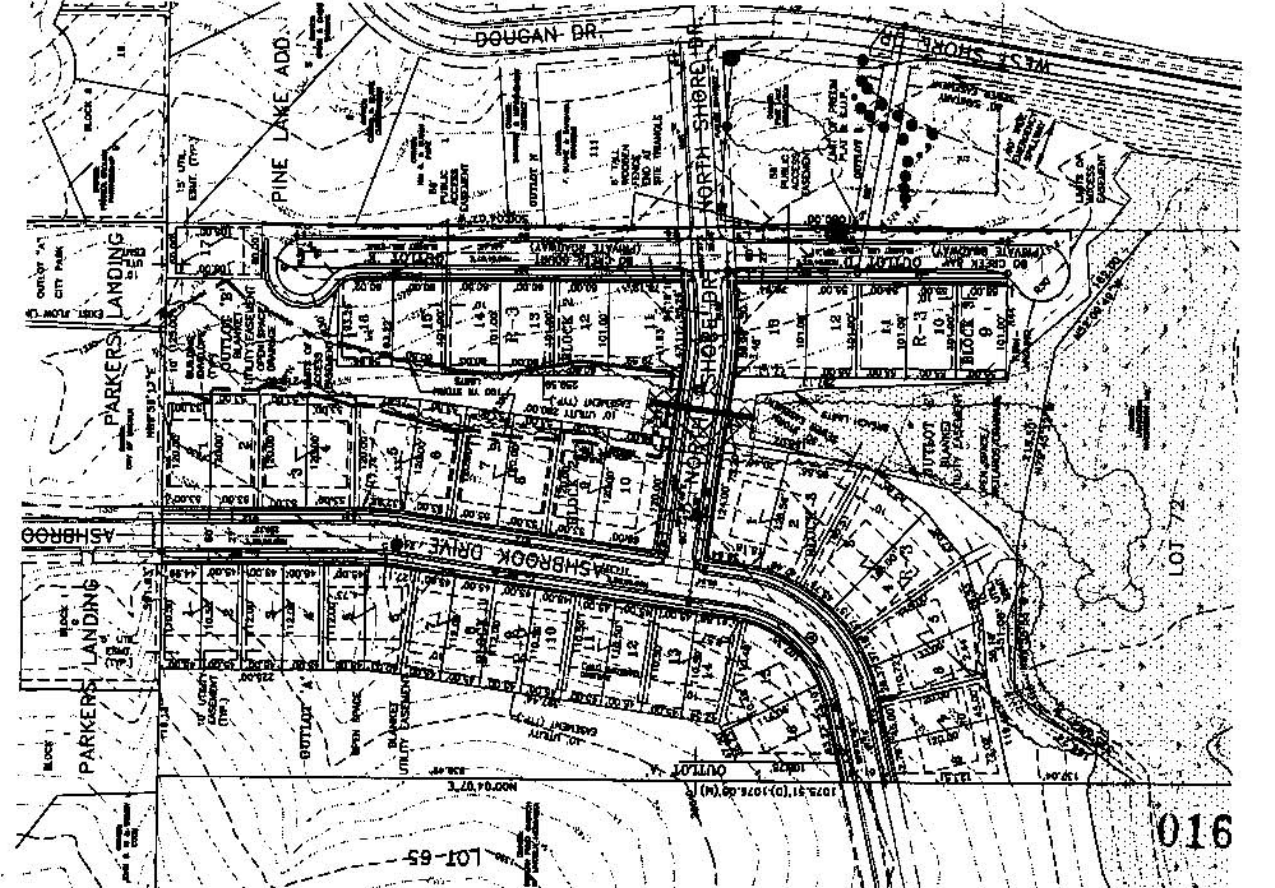
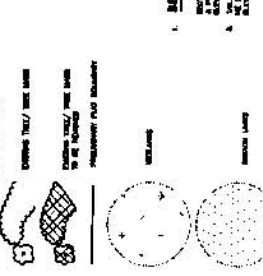
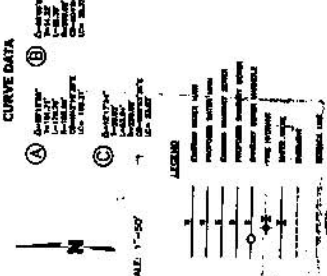


LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
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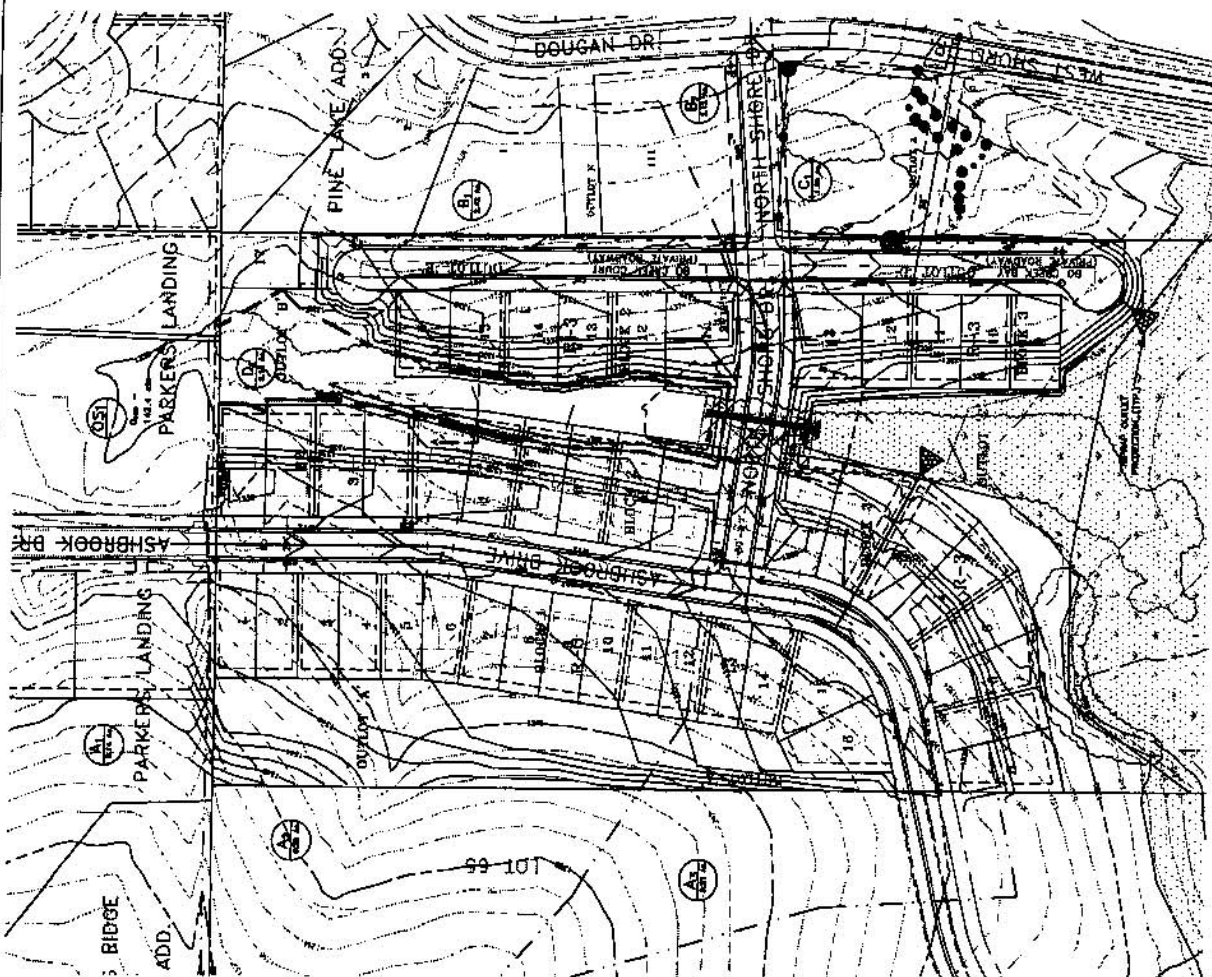
**GENERAL SITE NOTES:**  
 [List of notes regarding the site, including survey data, easements, and other relevant information.]

**C.U.P. DENSITY CALCULATIONS:**  
 [Calculation of the Comprehensive Zoning Ordinance (C.U.P.) density for the project.]



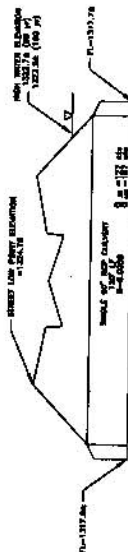
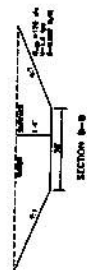


**EDENTON WOODS**  
**PRELIMINARY PLAT & C.U.P.**



017

MEMBER SPECIFICATIONS APPLICABLE SECTIONS	
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**NORTH SHORE DRIVE CULVERT**

[illegible]

**THE JOURNAL OF THE**

Address: 2700, 7th Avenue, New York, NY 10019

### Key Questions

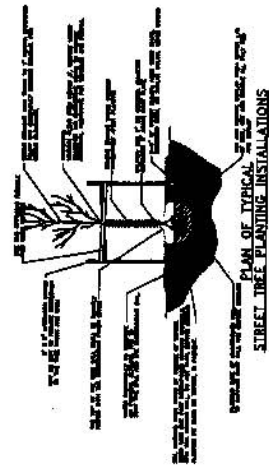
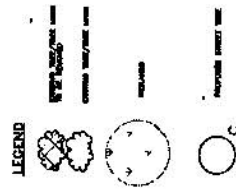
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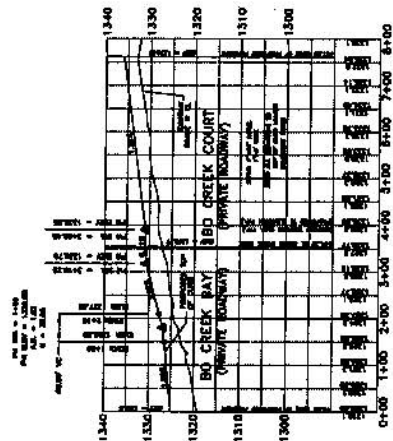
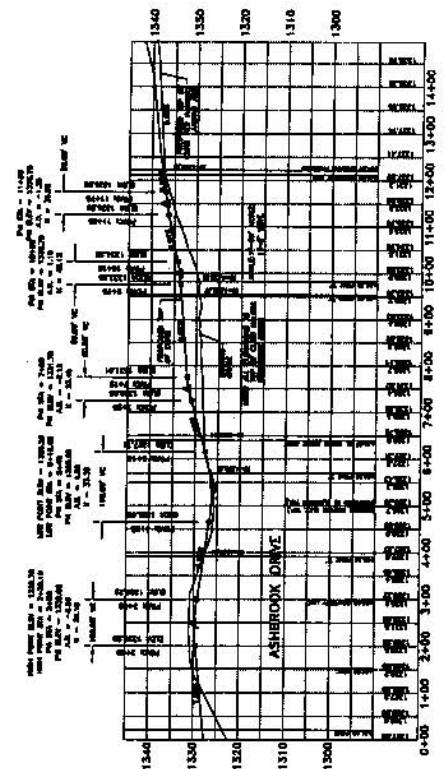
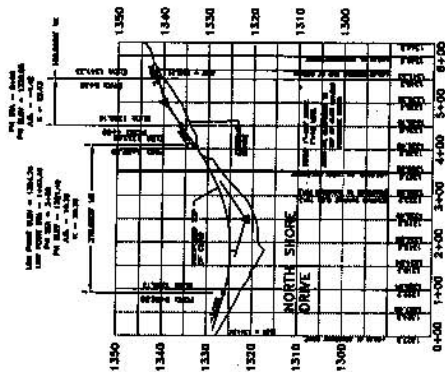
**EDC**



1. OUTLOTS A, B, & C TO BE MAINTAINED BY THE DEVELOPER AND/OR THE FUTURE HOMEOWNERS ASSOCIATION.
2. THERE SHALL BE A 6 FOOT TALL FENCE SCREEN ALONG THE EAST BOUNDARY OF THE CLIP FOR THE EXTENT OF THE PRIVATE ROADWAYS WITH THE EXCEPTION OF THE SITE TRIANGLE FOR NORTH SHORE DRIVE.

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# EDENTON WOODS PRELIMINARY PLAT & C.U.P.



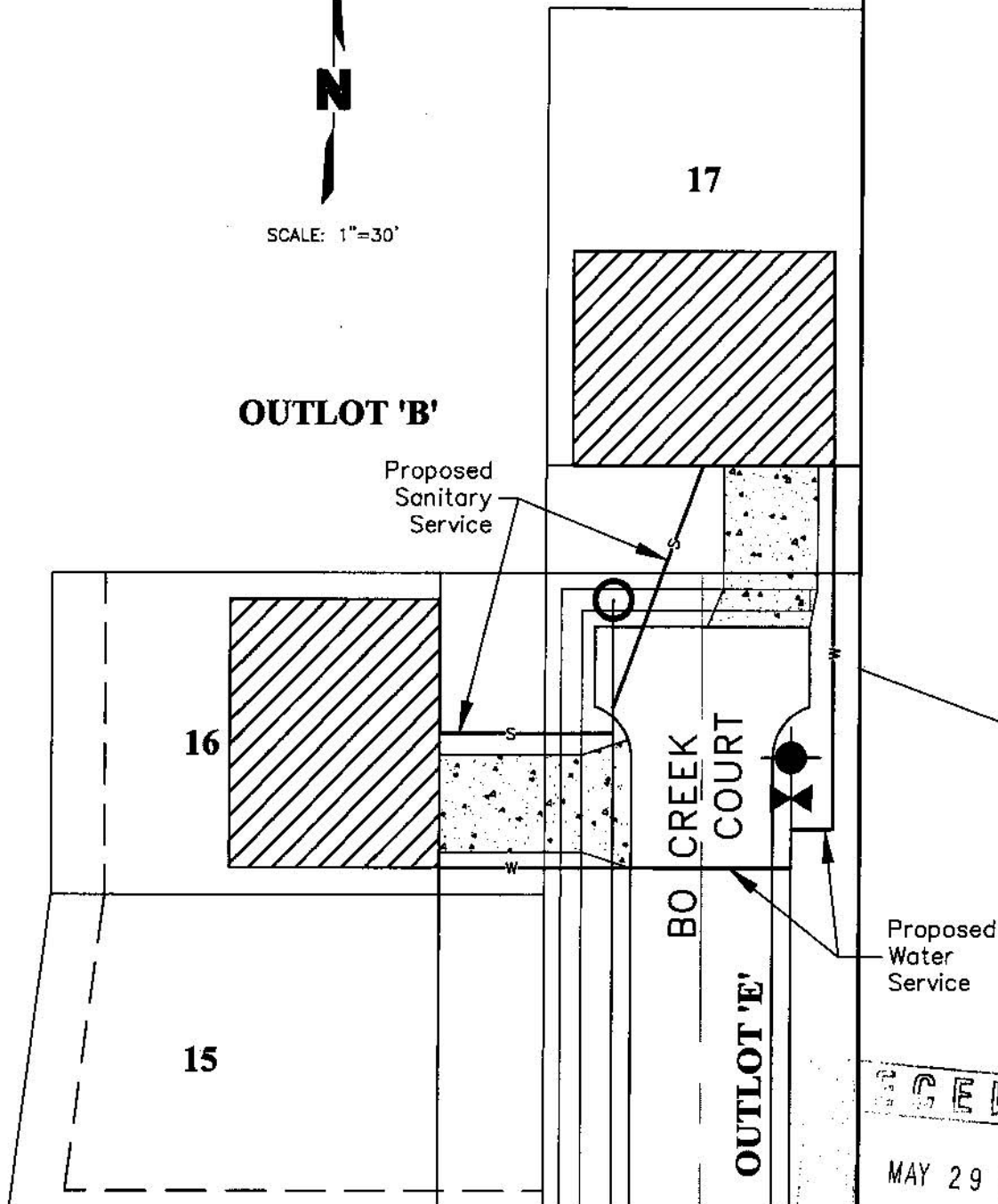
EDENTON WOODS  
Preliminary Plat  
Sheet 1 of 4

SHEET  
1 OF 4



SCALE: 1"=30'

## OUTLOT 'B'



RECEIVED

MAY 29 2003

020

**EDC**

**Edenton Woods**  
**DRIVEWAY & UTILITY SERVICE EXHIBIT**  
**Lincoln, Nebraska**

Drawn by: RPO  
Dwg.: Lot 17 Ex  
Date: 05/28/03  
Job#: 02-033

SHEET  
1 OF 1

# Memorandum

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**To:** Brian Will, Planning Department  
**From:** Chad Blahak, Public Works and Utilities  
**Subject:** Edenton Woods Preliminary Plat and Special Permit  
**Date:** 6/27/03  
**cc:** Randy Hoskins

Engineering Services has reviewed the resubmitted Preliminary Plat and Special Permit, located north of Hwy #2 and west of the Pine Lake development, and has the following comments:

- The turnarounds in Bo Creek Court and Bo Creek Bay do not meet subdivision requirements. It appears that 30' radius turnarounds would fit at both ends. The plans should be revised to show 30' radius turnarounds. A barricaded dead-end for a permanent turnaround is unsatisfactory.
- The requested waiver for street approach platform is acceptable to Public Works.
- Watershed management needs to review and approve of the engineers comparison between this plat and the Beals Slough Master Plan.
- According to the culvert calculations shown on the plans, the 50yr and the 100yr storms will flood the lots north of North Shore Drive. Also, the water elevation at the outlet of the culvert shown indicates that lots south of North Shore Drive along the channel will also be flooded. Public Works recommends that the lots be raised or reduced in depth to eliminate the flooding of any lot for any storm less than or equal to the 100yr storm.
- The minimum opening elevations shown for Lots 2 & 3 Block 3 are well below the grades shown for the swale that is shown on the property line. Revisions to the grades or the minimum elevations need to be made to address this issue.
- The areas designated as tree removal do not match the proposed grading contours. It appears more trees will need to be removed according to the contours. The contours need to be revised or the tree removal hatch needs to be adjusted accordingly.

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**PUBLIC WORKS AND  
UTILITIES DEPARTMENT**



**MEMORANDUM**

**Date:** June 19, 2003

**To:** Brian Will

**cc:** Ben Higgins, Chad Blahak

**From:** Devin Biesecker

**Subject:** *Edenton Woods*

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Below are Watershed Management's comments on the Edenton Woods preliminary plat. Comments are based on a four-sheet plan set and supplemental drainage calculations stamped May 29, 2003 by the Planning Department.

1. The breach analysis for Pine Lake Dam submitted with this preliminary plat shows a breach of the dam centered on the dam outlet. Water will initially flow over the dam at the location of the emergency spillway which is at the northern portion of the dam. If the dam breaches at this location it will most likely impact the lots adjacent to the emergency spillway. Documentation should be submitted stating how the location of the breach was chosen and why a breach analysis was not done assuming a breach near the emergency spillway.
2. Verify that the Pine Lake dam spillway will only flow with storm frequencies greater than 100 years. If the dam was originally designed to contain a 100 year storm show that the potential storage (average permanent pool elevation) is currently the same as the original plan. If the storage is less than the original plan and the spillway will flow with a storm frequency of under 100 years the lots adjacent to the flow from the spillway must be above the 100 year water surface elevation in the drainageway.
2. If excess storage capacity of the Willowbrook subdivision detention area is to be used by the Edenton Woods development an analysis of the outlet for the detention area must be done to compare pre-developed conditions to post-developed conditions. Changes in the water surface elevation of this detention area must be known to regulate future development of land surrounding the detention area.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

<b>TO:</b> Brian Will	<b>DATE:</b> June 11, 2003
<b>DEPARTMENT:</b> Planning	<b>FROM:</b> Chris Schroeder Doug Smith
<b>ATTENTION:</b>	<b>DEPARTMENT:</b> Health
<b>CARBONS TO:</b> Bruce Dart, Director EH File EH Administration	<b>SUBJECT:</b> Edenton Woods SP #1992 PP #02023 CZ #3387

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following items noted:

- Water and sanitary sewer to be provided by the City of Lincoln.
- If water wells exist on the property, they must be properly decommissioned or permitted.
- If onsite wastewater systems exist on the property, they must be properly abandoned.
- The proposed development is located within the Firethorn Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/fertilizers and ensuring the proper the storage of chemicals and/or fuels.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.



**Richard J Furasek**

**To: Brian J Will/Notes@Notes**

**06/10/2003 02:30 PM**

**cc:**

**Subject: Edonton Woods**

Upon reviewing special permit #1992, preliminary plat #02023, cz#3387, we find it acceptable from the perspective of our department. As we keep expanding, our resources are being thinned and response times will be greater.

Richard J. Furasek  
Assistant Chief Operations  
Lincoln Fire & Rescue  
1801 Q Street  
Lincoln Ne. 68508  
Office 402-441-8354  
Fax 402-441-8292

# Memo



**To:** Brian Will, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** June 3, 2003

**Re:** Edenton Woods SP# 1992 PP# 02023# CZ 3387

---

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Areas labeled as Outlots "A", "B", & "C", to be maintained by the developer and/or the future homeowners association. Please include this note on the landscape plan.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



INTER-DEPARTMENT COMMUNICATION

DATE June 12, 2003

TO Brian Will, City Planning

FROM Sharon Theobald  
(Ext. 7640)

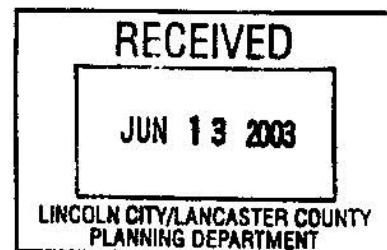
SUBJECT DEDICATED EASEMENTS  
DN#65S-75E

Attached is the Preliminary Plat for Edenton Woods.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all the outlots.

*Sharon Theobald*



ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

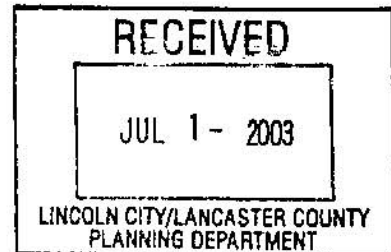
# Lincoln



# Nebraska's Capital City

June 26, 2003

Pat Mooberry  
225 North Cotner Boulevard  
Lincoln, Nebraska 68505



RE: Edenton Woods Preliminary Plat

Dear Pat:

The purpose of this letter is to follow up on our meeting of June 19, 2003 regarding the proposed preliminary plat for Edenton Woods. During this meeting we discussed addressing provisions for neighborhood parks and trails pursuant to the subdivision code.

Edenton Woods is subject to section 26.23.160 of the Land Subdivision code regarding dedication of land for neighborhood parks. Edenton Woods is location immediately south of Edenton South Park. This neighborhood park is approximately four acres in size, including the recent acquisition of one acre of land at the north end of the park in conjunction with negotiations regarding the Parkers Landing development. It is understood that Edenton South Park is less than the standard eight to twelve acre neighborhood park area anticipated within the recently adopted Comprehensive Plan. Existing residential development in the Pine Lake neighborhood, and configuration of the Parkers Landing development precluded acquisition of sufficient land to reach this standard.

As we discussed, there is not land area within the proposed Edenton Woods preliminary plat that is suitable as an addition to the existing Edenton South Park site. The site has been developed utilizing a master plan that envisioned the potential of adding additional land to the east side of the park. Addition of land to the south would not enhance recreational use of the park. Therefore, we agreed that development of lots within Edenton Woods will be subject to payment of the neighborhood park and trail impact fees in lieu of dedication of park land, as provided for in Section 26.23.160. These funds will be used to construct additional improvements in Edenton South Park, and to assist with funding construction of the Antelope Creek Trail located east of the subdivision.

Please note that the earlier letter from Ray Hill to Bob Dean dated May 23, 2003 indicated that the Parks and Recreation Department determined that park land within Edenton Woods should be dedicated to the City. Subsequent to this letter being prepared we re-evaluated the need for additional parkland and determined that collection of impact fees would be preferable for the reasons outlined above. I apologize for any confusion that this may have caused.

I appreciated the opportunity to meet with you to discuss providing neighborhood park and trail facilities in the vicinity of the proposed Edenton Woods Preliminary Plat. Please phone me at 441-8265 with questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Johnson".

Lynn Johnson, Parks and Recreation Director

Cc: Ray Hill, Planning ✓